



THE WATERFRONT BUILDING A ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
November 12, 2024
1:00 p.m. Eastern Standard Time
Via Zoom and Frances T Bourne Jacaranda Library
4143 Woodmere Park Blvd, Venice FL 34293

CALL TO ORDER: The meeting was called to order at 1:45 p.m. by President Phil Clavel.

PROOF OF NOTICE: Proof of notice was posted in accordance with the Association's Bylaws and Florida Statute 7.18. and quorum established.

BOARD MEMBERS PRESENT: Phil Clavel, President, Gary Keith, Secretary, John Wicks, & Gary Hawthorne, Treasurer. Lauren Wilson MBA, CAM from Sunstate and owners were also present.

APPROVAL OF MINUTES:

Gary Keith made a **MOTION** to approve the July 2024 Meeting Minutes as presented. Gary Hawthorne seconded the motion. All in favor. **MOTION PASSES** unanimously.

PRESIDENT'S REPORT:

President Phil Clavel gave an extensive report on ongoing association business for 2024. Phil's report included a breakdown of Hurricane repairs and damages to the building and an update on the elevator noise that has been occurring. It was also reported that the Board of Directors is investigating a policy around Hurricane Shutters. Tom Lodge also gave an extensive report on the status of the document revision.

TREASURERS REPORT: Gary gave a detailed report on the association's current financials as attached to this corporate record. Gary also presented information pertaining to how the numbers were determined to establish the 2025 Budget.

MANAGEMENT REPORT: Lauren gave a detailed report on the new portal system available on the website. If you need your portal login information please go to the website, click on Portal Sign up and a temporary password will be sent to your email address that you enter for your login. You can also email info@sunstatemanagment.com.

NEW BUSINESS:

Proposed budget for 2025: A **MOTION** was made by John and seconded by Gary Keith to approve the 2025 Budget as presented. All in favor. **MOTION PASSES** unanimously.

Hurricane Evacuation Policy: It was presented that Mike Hartly will work on an official Emergency Preparedness plan for Waterfront A and more information will be shared at the annual meeting.

Corporate Transparency Act Policy: Information was presented on a new IRS filing requirement for the Board of Directors for 2025. The Board of directors will investigate the easiest way to comply with this requirement to avoid fines to the association for no compliance.

NEXT MEETING: January 27th, 2025. 1:30PM Annual Meeting

ADJOURNMENT:

There being no further business before the board, John Wicks made a **MOTION** to adjourn the meeting at 3:17pm. Gary Keith seconded the motion. All in favor. **MOTION PASSES** unanimously.

Respectfully Submitted for the Board of Directors,

Lauren Wilson, MBA, CAM
Sunstate Association Management Group